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BUILDING APPROVALS

SOUTH AUSTRALIA

APRIL 1968

SCOPE

This bulletin shows in Table 1 the number of "New Houses and Flats" and the value of "New Houses and Flats", "Other New Buildings", and "Alterations and Additions", approved in South Australia from 1963 to April 1968. Details for the same period of number of flats and houses classified by type and of value of new buildings classified by type are shown in Tables 2 and 3.

The statistics relate only to buildings as distinct from the construction of roads, bridges, railways, earth works, water storage, etc. and have been compiled from (a) particulars listed on returns from local government authorities of permits issued to private persons and organisations for building in areas subject to building control, (b) particulars, furnished on the same returns, of building known to be projected or to have started in areas beyond such building control but within the general jurisdiction of such authorities, and (c) details of contracts let or expenditure authorised by governmental and semi-governmental authorities shown on returns furnished by these authorities.

DEFINITIONS

VALUE: The values shown represent the estimated cost when completed (excluding cost of land) of new buildings and of additions and alterations to existing buildings. Alterations and additions of \$10,000 and over to existing buildings are recorded as "new buildings".

PRIVATE AND GOVERNMENT: Building is classified as "private" or "government" according to ownership, e.g. the majority of homes built by government housing authorities are classified as "government" even though some are intended for sale on completion.

COMMENT

For purposes of comparison it should be borne in mind that the volume of building approvals can be considerably affected from month to month by the incidence of large projects such as blocks of flats, hospitals, multi-storey office buildings, etc. Also, because of administrative arrangements of governmental authorities, only annual figures for government housing contracts let are really meaningful.

During the three months ended April 1968 the number of houses and flats approved for private owners totalled 1,579, a decrease of 59 from the figure of 1,638 for the previous three months but 83 more than the 1,496 approved during the three months ended April 1967.

The value of other new buildings approved (private and government combined) was \$22,262,000 which was \$4,895,000 less than for the previous three months but \$9,945,000 more than for the three months ended April 1967.

The value of all buildings and alterations and additions approved was \$41,727,000, a decrease of \$2,685,000 from the figure for the previous three months but \$12,844,000 more than for the three months ended April 1967.

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TABLE 1 - NEW HOUSES AND FLATS, OTHER NEW BUILDINGS, AND ALTERATIONS AND ADDITIONS APPROVED : SOUTH AUSTRALIA

Period	New Houses and Flats				Other New Buildings			Alterations and Additions			All Building Approved		
	Number (a)			Value	Private	Government	Total	Private	Government	Total	Private	Government	Total
	Private	Govt	Total										
				\$'000									
1963	9,026	2,169	11,195	75,720	31,676	20,750	52,426	12,824	2,480	15,304	106,698	36,752	143,450
1964	10,106	4,470	14,576	96,564	34,286	43,096	77,382	16,770	2,440	19,210	122,078	71,078	193,156
1965	8,890	2,741	11,631	82,048	38,340	37,070	75,410	15,904	2,112	18,016	120,814	54,660	175,474
1966	7,921	1,773	9,694	69,595	24,046	18,932	42,978	14,601	1,534	16,135	98,275	30,433	128,708
1967	6,733	812	7,545	59,270	32,577	38,869	71,446	14,075	1,058	15,133	100,976	44,873	145,849
Jan. - April 1966	2,632	331	2,963	20,650	6,968	4,923	11,891	4,606	458	5,064	30,682	6,923	37,605
1967	1,888	231	2,119	16,882	8,621	6,150	14,771	4,206	243	4,449	28,127	7,975	36,102
1968	2,076	418	2,494	19,713	9,639	24,928	34,567	4,546	517	5,063	31,713	27,630	59,343
1967 - February	499	85	584	4,420	2,139	2,010	4,149	1,061	32	1,093	7,042	2,620	9,662
March	482	24	506	4,298	1,026	1,370	2,396	1,035	44	1,079	6,194	1,579	7,773
April	515	38	553	4,462	3,225	2,547	5,772	1,089	125	1,214	8,533	2,915	11,448
May	620	159	779	5,483	3,853	4,136	7,989	1,145	86	1,231	9,398	5,305	14,703
June	630	11	641	5,130	2,799	2,666	5,465	1,280	148	1,428	9,127	2,896	12,023
July	608	110	718	5,662	4,992	3,456	8,448	1,201	112	1,313	11,304	4,119	15,423
August	574	23	597	4,724	2,744	550	3,294	1,382	148	1,530	8,722	826	9,548
September	566	25	591	5,368	1,983	4,465	6,448	1,280	97	1,377	8,442	4,751	13,193
October	706	202	908	6,703	2,047	8,132	10,179	1,140	39	1,179	8,921	9,140	18,061
November	691	26	717	5,338	3,894	5,965	9,859	1,328	117	1,445	10,363	6,279	16,642
December	450	25	475	3,980	1,644	3,349	4,993	1,113	68	1,181	6,572	3,582	10,154
1968 - January	497	5	502	4,208	2,669	9,636	12,305	1,027	76	1,103	7,829	9,787	17,616
February	486	27	513	4,358	1,151	10,656	11,807	1,137	152	1,289	6,444	11,010	17,454
March	536	29	565	4,627	3,137	1,706	4,843	1,198	114	1,312	8,738	2,044	10,782
April	557	357	914	6,520	2,682	2,930	5,612	1,184	175	1,359	8,702	4,789	13,491

(a) Individual dwelling units - houses and flats combined.

TABLE 2 - NEW BUILDINGS APPROVED : TYPE OF BUILDING, VALUE, SOUTH AUSTRALIA

Period	Houses	Flats	Business Premises					Education	Religious	Health	Enter- tainment and Rec- reation	Miscell- aneous (b)	Total
			Hotels, Hostels	Shops	Factories	Office Premises	Other (a)						
			\$'000										
1963	71,294	4,426	1,458	5,100	12,784	4,054	6,092	5,766	3,086	7,086	752	6,248	128,146
1964	84,828	11,736	1,884	3,864	21,424	6,432	5,706	14,664	1,286	15,884	1,716	4,522	173,946
1965	70,992	11,056	4,338	4,816	11,292	13,706	8,506	16,566	1,602	10,038	1,536	3,010	157,458
1966	62,698	6,897	1,805	6,440	5,868	3,523	4,493	12,433	847	4,150	1,086	2,333	112,573
1967	50,888	8,382	2,313	7,270	7,450	7,971	10,448	24,265	685	8,090	1,497	1,457	130,716
Jan. - April 1966	18,024	2,626	855	955	1,550	963	1,474	4,097	215	1,090	312	380	32,541
1967	14,889	1,993	552	1,394	2,019	714	5,523	3,263	229	303	303	471	31,653
1968	16,817	2,896	375	1,803	2,078	2,951	1,636	5,248	288	18,930	581	677	54,280
1967 - February	3,980	440	110	477	1,107	65	1,803	122	149	26	164	126	8,569
March	3,892	406	112	219	478	88	239	843	30	113	14	260	6,694
April	3,824	638	235	485	128	126	2,296	2,251	21	101	95	34	10,234
May	4,978	505	99	2,618	286	1,976	1,119	1,380	50	401	17	43	13,472
June	4,694	436	782	702	567	561	866	1,686	59	66	58	118	10,595
July	4,798	864	123	229	1,805	1,872	676	2,913	13	321	261	235	14,110
August	4,036	688	64	128	542	915	672	300	131	362	54	126	8,018
September	4,211	1,157	462	274	480	641	298	3,891	12	-	227	163	11,816
October	5,250	1,453	44	219	273	849	632	1,449	13	6,443	133	124	16,882
November	4,619	719	50	1,557	1,352	225	292	5,739	157	27	312	148	15,197
December	3,413	567	137	149	126	218	370	3,644	21	167	132	29	8,973
1968 - January	3,214	994	-	313	309	995	453	1,551	35	8,013	299	337	16,513
February	3,954	404	151	110	608	524	388	749	32	9,050	94	101	16,165
March	4,007	620	224	461	819	400	300	496	170	1,755	13	205	9,470
April	5,642	878	-	919	342	1,032	495	2,452	51	112	175	34	12,132

(a) Service stations, warehouses, communication buildings, etc.

(b) Defence buildings, homes for aged, homes for children, etc.

TABLE 3 - HOUSES (TYPE) AND FLATS APPROVED : NUMBER, SOUTH AUSTRALIA

Period	Houses				Flats (d)	Total Houses and Flats
	Attached Cottages (a)	Other Houses (b)				
		Brick, Stone etc. (c)	Fibro Cement	Other		
1963	110	9,683	356	33	1,013	11,195
1964	1,674	10,044	478	17	2,363	14,576
1965	1,048	7,940	474	28	2,141	11,631
1966	1,079	6,611	415	25	1,564	9,694
1967	453	4,950	426	27	1,689	7,545
Jan.-April 1966	396	1,835	105	12	615	2,963
1967	69	1,491	133	6	420	2,119
1968	390	1,401	134	24	545	2,494
1967 - February	46	397	41	-	100	584
March	4	372	37	2	91	506
April	9	377	33	4	130	553
May	159	444	46	-	130	779
June	98	406	35	3	99	641
July	47	489	20	-	162	718
August	35	396	17	-	149	597
September	3	393	33	8	154	591
October	20	592	38	-	258	908
November	20	431	52	3	211	717
December	2	308	52	7	106	475
1968 - January	8	280	42	6	166	502
February	12	373	38	-	90	513
March	8	386	21	16	134	565
April	362	362	33	2	155	914

- (a) Dwelling units, mostly of brick, stone or brick veneer construction.
Includes those intended specifically for occupation by elderly persons.
- (b) According to material of outer walls.
- (c) Includes brick veneer, concrete, and composite.
- (d) Dwelling units (including home units).

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